

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 15, 2001**

PRESENT:       Walter L. Alcorn, Commissioner At-Large  
                  John R. Byers, Mount Vernon District  
                  Joan M. DuBois, Dranesville District  
                  Janet R. Hall, Mason District  
                  Suzanne F. Harsel, Braddock District  
                  John B. Kelso, Lee District  
                  Ronald W. Koch, Sully District  
                  Ilryong Moon, Commissioner At-Large  
                  Peter F. Murphy, Jr., Springfield District  
                  John M. Palatiello, Hunter Mill District  
                  Linda Q. Smyth, Providence District  
                  Laurie Frost Wilson, Commissioner At-Large

ABSENT:       None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Wilson noted that she and Commissioner Koch had attended the first meeting of the Transportation Summit on Pedestrian Access on Tuesday, March 6, 2001.

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE DRAFT CITIZENS GUIDE TO THE 2001 NORTH COUNTY APR CYCLE AS SET FORTH IN THE DRAFT ATTACHED TO MY MEMORANDUM DATED MARCH 15, 2001.

Commissioners Alcorn, Byers and Hall seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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**#9327-SD-01-2 - GUEST HOUSE PROPERTY**

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF THE OFFICE OF SITE DEVELOPMENT SERVICES, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, OR

DESIGNEE, APPROVE SUBDIVISION PLAN 9327-SD-01-2, GUEST HOUSE PROPERTY, IN ACCORDANCE WITH NORMAL PROCEDURES.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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RZ-2000-BR-039 - BRENT PERRY (Decision Only)

(The public hearing on this application was held on March 1, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-BR-039, SUBJECT TO THE EXECUTION OF THE PROFFERS, REVISED, DATED MARCH 14, 2001.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST FOR A WAIVER OF THE MINIMUM DISTRICT SIZE FOR A CLUSTER SUBDIVISION.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE REQUEST FOR A WAIVER OF THE REQUIREMENT OF ONE ACRE OF OPEN SPACE IN A CLUSTER SUBDIVISION.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Moon and Murphy abstaining; Commissioner Wilson not present for the vote.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. RZ-2000-PR-027 - CHRISTOPHER MANAGEMENT, INC.  
FDP 2000-PR-027 - CHRISTOPHER MANAGEMENT, INC.
2. PCA-84-L-020-19- KINGSTOWNE COMMERCIAL L.P.  
FDPA 84-L-020-2-10 - KINGSTOWNE COMMERCIAL L.P.

3. RZ-2000-DR-053 - MHI-LAUGHLIN AVENUE VENTURE, L.L.C.  
FDP-2000-DR-053 - MHI-LAUGHLIN AVENUE VENTURE, L.L.C.
4. FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP)

This order was accepted without objection.

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RZ/FDP 2000-PR-027 - CHRISTOPHER MANAGEMENT, INC. -

Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.85 du/ac & approval of the conceptual & final development plans on property located generally on the N. side of Hilltop Rd., approx. 1,000 ft. E. of its intersection w/Cedar La. on approx. 2.08 ac. Comp. Plan Rec: 4-5 du/ac. Tax Map 49-1((1))20. PROVIDENCE DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire Woods, LLP, reaffirmed the affidavit dated February 6, 2001. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Mr. Riegle stated that the proposed development was below the planned density range, all development criteria had been met, and he was aware of no unresolved planning or zoning issues. He explained that the front of the proposed units would face Hilltop Road which would make the development attractive to new and existing residents. He explained that a significant stormwater management problem existed in the abutting community of Dunn Loring Village due to improperly detained runoff. He said the applicant had agreed, through proffers and development conditions, to completely upgrade the system which would provide effective stormwater management for both the existing community and the new community. He noted that the applications had the support of the Dunn Loring Village community and requested favorable consideration.

Chairman Murphy called for speakers from the audience and recited the rules for testimony before the Commission.

Ms. Rebecca Brown Thompson, 2765 Millside Lane, Dunn Loring, expressed concern about tree preservation and suggested that trees which could not be saved should be transplanted.

There being no further speakers, Chairman Murphy called upon Mr. Riegle for a rebuttal statement.

Mr. Riegle said that much consideration had been given to tree preservation and that all of the Urban Forester's comments had been fully addressed. He pointed out that Proffer Number 18 required that trees which could be saved would be transplanted in the tree save area. He said he would be happy to meet with the Dunn Loring Village community to discuss the final limits of clearing and grading. He added that trees in the public right-of-way dedication could not be saved.

In response to a question from Commissioner Alcorn, Mr. Riegle said the stand of bamboo plants on the property would not be saved.

There were no further questions or comments from the Commission. Staff had no closing comments, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on these applications. (Verbatim transcripts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2000-PR-027, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 27, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois not present for the vote.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-PR-027, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-PR-027 AND THE CONCEPTUAL DEVELOPMENT PLAN AND THE DEVELOPMENT CONDITIONS DATED FEBRUARY 21, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois not present for the vote.

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PCA-84-L-020-19/FDPA 84-L-020-2-10 - KINGSTOWNE COMMERCIAL L.P. - Appls. to amend the previous proffers & final development plan for mixed use development approved pursuant to RZ-84-L-020 to permit site & use modifications w/an overall FAR of 0.76 within the appl. property located generally S.W. of S. Van Dorn St. on approx. 41.27 ac. zoned PDC & NR. Comp. Plan Rec: Mixed use. Tax Map 91-2((1))pt. 26A, pt. 26B & 32F. LEE DISTRICT. PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire Woods, LLP, reaffirmed the affidavit dated February 5, 2001. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Ms. Byrd stated that the applicant was requesting approval to allow retail space as an alternative to the previously approved movie theater, while retaining the option for theater use. She explained that because of the current decline of the movie theater industry, it was important to get an alternative quality tenant in Building Q, the anchor of the plaza. She noted that Home Design Expo Center had been identified as that tenant. She said that the applicant had worked very closely with the community and had the support of the Lee District Land Use Committee and the Kingstowne Residential Owners Corporation.

Commissioner Kelso commented that he would be deferring a decision on this matter to allow time to meet with the applicant to consider uses for the space in the event the Home Design Expo Center were to vacate the building.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON PCA-84-L-020-19 AND FDPA-84-L-020-2-10 UNTIL MARCH 28, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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RZ-2000-DR-053/FDP 2000-DR-053 - MHI-LAUGHLIN AVENUE VENTURE, L.L.C. - Appls. to rezone from R-4, CRD, HC & SC to PDC, CRD, HC & SC to permit mixed use development to include multi-family residential, commercial & public uses at an overall FAR of 1.57 on property located on the N. side of Lowell Ave., between Laughlin Ave. & Emerson Ave. on approx. 2.24 ac. Comp. Plan Rec: Commercial. Tax Map 30-2((9))56-66 & alleys to be vacated and/or abandoned. (Approval of this appl. may enable the vacation and/or abandonment of the alleys within the subject property to proceed under Sect. 15.2-2272 (2) of the Code of Virginia.) DRANESVILLE DISTRICT. PUBLIC HEARING.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated January 1, 2001. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications. In response to a question from Commissioner Alcorn, Mr. Braham said that staff had determined that a Planned Development Commercial zoning district was more appropriate for the proposed development than a Planned Residential Mixed-Use zoning district.

Ms. Baker stated that the proposed development, a mixed-use project with residential, retail and office uses, would have structured underground parking invisible from the street with surface parking for the retail uses. She noted that although the property was in a revitalization district, the applicant had not opted for a reduction in parking at the request of citizens. She explained that the focal point of the development was the proposed Civic Place Green, an open space park plaza with both formal and informal elements, including a fountain, sculpture, stage, benches and a restaurant, with a variety of activities offered. She said while Civic Place Green was intended for public use, it would be privately owned and managed. She noted that transportation proffers included the realignment of Laughlin Avenue and added that discount office space would be offered to the Chamber of Commerce, the McLean Revitalization Corporation, as well as a local arts group. Ms. Baker noted that the applicant had obtained extensive citizen input concerning the proposed development which would greatly enhance the area, was in keeping with the vision of McLean, and was in accord with the Comprehensive Plan. She recommended favorable consideration.

Mr. Braham responded to questions from Commissioner Harsel about the location of loading spaces and the maximum density for a Central Business District.

Mr. Doug Potts, President, McLean Planning Committee, 6653 Hampton Park Court, McLean, expressed support for the proposed development. (A copy of his remarks is in the date file.)

A statement by Mr. Herb Becker, 2009 Lorraine Avenue, McLean, was read by Ms. Adrienne Whyte, expressing support for the overall plan, but requesting that an alternative tree save plan be considered.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, McLean Citizen Association (MCA), expressed support for the proposal, contingent upon conditions outlined in the Association's Resolutions. (Copies of the resolutions are in the date file.)

Mr. Richard Poole, 817 Mackall Avenue, McLean, Chairman, McLean Trees Committee, Board member of the McLean Citizens Association, and an MCA delegate to the McLean Planning Committee, stated he was in agreement with the positions of Mr. Becker and Ms. Whyte.

Ms. Shirley Elliott, address unknown, owner of a building on Emerson Avenue, expressed support for the application. She noted that Madison Homes had been very responsive to the concerns of citizens and business owners in McLean.

Mr. Jim Peoples, 6648 Hawthorne Street, McLean, President of Bryn Mawr Citizens Association, expressed support for the proposed development.

There were no further speakers, therefore, Chairman Murphy called upon Ms. Baker for a rebuttal statement.

Addressing an issue raised in the McLean Citizens Association Resolution, Ms. Baker said that the abandonment of Lowell Avenue had been deleted from the plan.

Ms. Baker responded to questions from Commissioner Alcorn about the tree preservation plan, the location of the retail uses and membership of the proposed unit owners' association; from Commissioner Moon about management of the association; from Commissioner Murphy about the proffer requiring that only one eating establishment be allowed to serve alcoholic beverages; from Commissioner Harsel about the proposed number of retail and office uses; from Commissioner Smyth about tree preservation; and from Commissioner Kelso about the proposed condominiums.

There were no further comments or questions from the Commission. Staff had no closing remarks. Therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ-2000-DR-053 AND FDP-2000-DR-053 TO A DATE CERTAIN OF MARCH 22, 2001.

Commissioner Byers and Hall seconded the motion which carried unanimously.

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The Commission recessed at 10:15 p.m. and reconvened at 10:35 p.m.

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) -  
In accordance w/Sect. 15.2-2239 of the Code of Virginia, a public hearing will be held on the Advertised Fx. County. CIP, Fiscal Years 2002-2006 (with Future Fiscal Years to 2009). PUBLIC HEARING.

Chairman Murphy noted that a CIP workshop had been held on March 8, 2001 and that markup was scheduled for March 29, 2001. Ms. Pamela Nee, Planning Division, Department of Planning and Zoning, stated that she had no opening remarks.

Chairman Murphy called the first listed speaker.

Mr. Robert Griendling, 4610 Gramlee Circle, Fairfax, described the deteriorating conditions of Woodson High School which had been built in 1961, and requested that renovation funding be included in the 2003 CIP as originally planned.

Mr. Griendling responded to questions from Commissioner Palatiello about his request.

Ms. Ellen Oppenheim, 8716 Margaret Lane, Annandale, President, Renovate to Educate the Next Era at Woodson (RENEW), outlined electrical, mechanical and architectural defects of the school, as cited in a report by Peck, Peck and Associates, a group of independent engineers hired by the County to assess the condition of schools. She noted that out of the four high schools rated, it had been determined that Woodson was the school in the greatest need of renovation. She presented a video of the school showing its inadequate and deteriorating condition and requested that funds be included in the 2001 bond referendum and that renovations take place in FY-2003.

Commissioner Palatiello commended Mr. Griendling and Ms. Oppenheim for their very effective presentations. He pointed out that the Planning Commission made recommendations only and that the School Board had the final authority to determine which capital improvements would take place.

Commissioner Harsel also commended the representatives of RENEW for their excellent presentations and said she had seen the deteriorating conditions of the school firsthand.

Ms. Oppenheim responded to a question from Commissioner Palatiello about whether or not the school met the County's Health Department standards. Commissioner Kelso suggested that RENEW might want to contact an organization located in Arlington County, called "End Dependence", a proactive group on disability access. Commissioner Moon said he hoped RENEW would make their very effective presentation at the Board of Supervisors' hearing also.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, Co-Chairman, Laurel Hill Citizens Advisory Committee, urged the Commission to continue the CIP's overall emphasis on the needs of schools while recognizing that other public benefit facilities also needed funding.

Mr. Paul Cullinane, 11213 Longwood Grove Drive, Reston, expressed opposition to dog parks, specifically the proposed dog park in Baron Cameron Park, citing their negative impact on the character and use of County parks. He submitted for the record memoranda and copies of photos concerning this issue. (These copies are in the date file.)



Mr. Cullinane responded to questions from Commissioner Alcorn about Mr. Cullinane's opposition to dog parks.

Ms. Nee responded to questions from Commissioner Palatiello concerning the criteria used to determine which items would be included in the CIP and also for determining the need for review of Park facilities by the Planning Commission, in accordance with Section 15.2-2232 of the Code of Virginia.

Mr. John Thompson, 1509 Coat Ridge Road, Herndon, representing Fairfax Athletic in Equities Reform, said the number of athletic fields in the County had not kept pace with its population growth. He requested that the Planning Commission support an increase in the number of athletic fields.

Commissioner Kelso noted that a shortage of athletic fields existed in every supervisory district of the County and that the CIP included \$7,400,000 for new field development. Commissioner Palatiello suggested that Mr. Thompson investigate the use of private property to help alleviate the shortage of fields.

Ms. Nee responded to questions from Commissioner Alcorn about the availability of funding for athletic field development contained in the CIP.

Mr. Tom Moore, 8307 Knotty Pine Lane, Fairfax Station, Vice President, Board of Trustees, Crosspointe Swim and Racquet, Inc., stated that the Board of Trustees fully supported the construction of a new South County secondary school as soon as possible. (A copy of his remarks is in the date file.)

There were no further speakers. The Planning Commission had no further comments or questions and staff had no closing remarks. Therefore, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER, FOR DECISION ONLY, THE ADVERTISED CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2002-2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF MARCH 29, 2001.

Commissioners Byers and Hall seconded the motion which carried unanimously.

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The meeting was adjourned at 11:40 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

March 15, 2001

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 13, 2002

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission